Energy performance of	certificate (EPC)	
	Energy rating Valid until:	26 January 2033
Selkirk Drive Oakridge Park MILTON KEYNES MK14 6GT	Certificate number:	1907-5529-8090-0863- 3222
Property type	Mid-floor flat	
Total floor area	63 square metr	es

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Energy rating and score

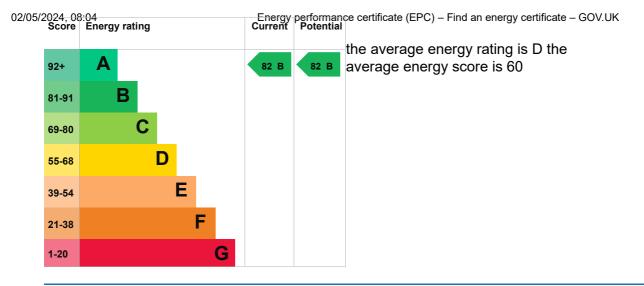
This property's energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:



Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Very good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 105 kilowatt hours per square metre (kWh/m2).

- 1,851 kWh per year for heating
- 1,907 kWh per year for hot water

How this affects your energy bills

An average household would need to spend **£351 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £0 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

Impact on the enviro	onment	This property produces	1.2 tonnes of CO2
This property's environment B. It has the potential to be	, e	This property's1.2 tonnes production	of CO2 potential
Properties get a rating from (worst) on how much carbo they produce each year. Carbon emissions	()	You could improve this pro emissions by making the This will help to protect th	suggested changes.
An average household produces	6 tonnes of CO2	These ratings are based of about average occupancy People living at the prope amounts of energy.	and energy use.

Changes you could make

The assessor did not make any recommendations for this property.

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boilerupgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

	David Lea
	07851957628
Assessor's name	
Telephone	
Email	david@nnhes.co.uk
Contacting the accreditation scheme	

If you're still unberry ofter contacting the acc

If you're still unhappy after contacting the assessor, accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO035080

Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	27 January 2023
Date of certificate	27 January 2023
Type of assessment	RdSAP